

**Township of Lawrence
Mercer County NJ
Department of Community Development**

S- 1/26
ZB- 3/26

Land Use Application Master Checklist

Name of Applicant: SVM Group, LLC

Block No. 2314 **Lot No(s)** 6.01

- | Required for all applications: | Complete form: |
|--|-----------------------|
| <input checked="" type="checkbox"/> General Information | Form G-1 |
| <input checked="" type="checkbox"/> Certifications | Form C-1 |
| <input checked="" type="checkbox"/> Taxpayer Identification number & certification | IRS form W-9 |
| Type of approval sought (check all as appropriate): | |
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1 |
| <input checked="" type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> Conditional Use | N/A |
| <input type="checkbox"/> Informal | N/A |
| <input type="checkbox"/> Interpretation | N/A |
| <input type="checkbox"/> Lot Consolidation | N/A |
| <input type="checkbox"/> Site Plan, Informal | N/A |
| <input type="checkbox"/> Site Plan, Waiver | N/A |
| <input type="checkbox"/> Site Plan, Minor | N/A |
| <input type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> Site Plan, Final Major | N/A |
| <input checked="" type="checkbox"/> Subdivision, Minor | N/A |
| <input type="checkbox"/> Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> Subdivision, Final Major | N/A |
| <input checked="" type="checkbox"/> Use Variance | Form U-1 |
| <input type="checkbox"/> Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
See cover letter.	

List name & address of all expert witnesses expected to testify:

Craig W. Stratton, P.L.S., 2193 Spruce Street, Trenton, NJ 08638

Paul Gleitz, P.P., AICP, 223 Broad Street, Manasquan, NJ 08736

**Township of Lawrence
Mercer County NJ
Department of Community Development**

General Information

1. Applicant:

Name SVM Group LLC Phone 267-269-2325
Address 15 Myrtle Avenue Fax _____
Lawrenceville, New Jersey 08648 Email stand7200@gmail.com

2. Owner of land (as shown on current tax records):

Name The Church of St. Ann, Lawrenceville, N. J. Phone 609-882-6491
Address 1253 Lawrenceville Road Fax _____
Lawrenceville, New Jersey 08648 Email _____

3. Attorney (where applicable):

Name Dino Spadaccini, Esq. Phone 609-912-0100
Address 98 Franklin Corner Road Fax 609-912-0400
Lawrenceville, New Jersey 08648 Email dino@spadlaw.com

4. Engineer (where applicable):

Name Craig W. Stratton, P. L. S. Phone 609-882-0616
Address 2193 Spruce Street Fax 609-882-6004
Trenton, New Jersey 08638 Email trentonengineering@gmail.com

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

Sylvia Warywoda 7 Wilfred Dr, Yardley, PA 19067
Vladimir Paro 9 Stonewyck Dr, Hillsborough, NJ 08844
Michal Mamrilla 24 Beaumont Rd, Hamilton, NJ 08620

6. Location of Land:

Lot No(s) 6.01 Block(s) 2314 Tax Map Pg(s) 23.02
Street(s) Lawrence Avenue and Lawrenceville Road

7. Zoning designation of parcel (see Zoning Map): EGI

8. Name of proposed development: _____

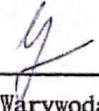
Township of Lawrence
Mercer County NJ
Department of Community Development

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature _____



Date _____

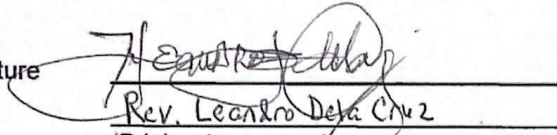
Sylvia Warywoda, Member
(Print or type name)
SVM Group, LLC

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature _____



Date _____


Rev. Leandro Dela Cruz
(Print or type name)
Pastor, The Church of St. Ann,
Lawrenceville, N.J.

1/6/2026

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature _____



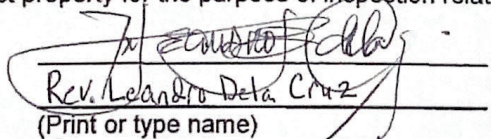
Date _____

Sylvia Warywoda, Member
(Print or type name)
SVM Group, LLC

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature _____



Date _____

Rev. Leandro Dela Cruz
(Print or type name)
Pastor, The Church of St. Ann,
Lawrenceville, N.J.

1/6/2026

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	SF	SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Dist. to Other Building	FT	FT	FT	FT	FT

**SEE PLANS
AND RIDER TO
APPLICATION**

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an “ * ”.

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a _____
contrary to the requirements of § _____ of the Land Use Ordinance, or
for other relief as follows: _____

**SEE PLANS
AND RIDER TO
APPLICATION**

1. List the zoning districts in which the proposed use is allowed: _____

2. Describe the existing structure(s) located on the property and their current use:

**SEE PLANS
AND RIDER TO
APPLICATION**

3. Describe the type and use of the structures located on the properties surrounding the subject
property: _____

4. Has there been any previous appeal, request, or application to this or any other Township Boards
or the Building Inspector involving these premises?
_____ Yes _____ No

**SEE PLANS
AND RIDER TO
APPLICATION**

If Yes, state the nature, date, application no. and disposition of said matter. _____

RIDER TO APPLICATION
of
SVM GROUP, LLC

Applicant: SVM Group, LLC
Owner: The Church of St. Ann, Lawrenceville, N.J.

Property: Lawrence Avenue and Lawrenceville Road
Block 2314, Lot 6.01

Zone: Educational, Government & Institutions ("EGI") Zoning District

Application: Minor Subdivision; Use Variance; Bulk Variance

The applicant(s), SVM Group, LLC (the "Applicant" and/or "Applicants"), is filing this application with the Lawrence Township Zoning Board of Adjustment (the "Board") for minor subdivision approval, use variance relief, bulk variance relief, and waiver relief, if any, in connection with the property located at the intersection of Lawrence Avenue and Lawrenceville Road, known and designated as Block 2314, Lot 6.01 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the Educational, Government & Institutions ("EGI") Zoning District (the "Property"). The Applicant is the contract purchaser and the Church of St. Ann, Lawrenceville, N.J. is the owner of the Property.

The Property is an approximately 0.43-acre undeveloped parcel. The Applicant proposes to divide the property into two lots and develop each with a single-family home. Single-family residential is not a permitted use in the EGI zoning district; accordingly, a use variance is required. Although the Applicant requires a use variance for the single-family residential homes and relief from every bulk standard applicable to the EGI Zone, and requires bulk variance relief for each zoning standard, the proposed development is consistent with the abutting Residential 4 ("R-4") Zoning District.

The following is a summary of the relief required:

- Single-family residential is not permitted in the EGI Zoning district. A use variance is required.
- Minimum lot area of 5 acres (217,800 s.f.) is required, whereas 10,993 s.f. and 7,500 s.f. are proposed.
- Minimum lot frontage of 300' is required, whereas 111.86' and 75' are proposed.
- Minimum lot width of 300' is required, whereas 111.86' and 75' are proposed.
- Minimum lot depth of 600' is required, whereas 100' and 100' are proposed.
- Minimum side yard of 100' is required, whereas 14.3' and 12.0' are proposed.
- Minimum front yard of 100' is required, whereas 32.0' and 32.0' are proposed.
- Minimum rear yard of 100' is required, whereas 35.5' and 35.5' are proposed.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING SCHEDULE: (EGI AND R-4 DISTRICT STANDARDS)

DESCRIPTIONS PRINCIPAL BUILDING	REQUIRED EGI	EXISTING LOT 6.01	REQUIRED R-4	PROPOSED LOT 'A'	PROPOSED LOT 'B'	
Minimum Lot Area	5 Acres	18,493± SF (V)	7,500 SF	10,993± SF (V)	7,500 SF (V)	
Minimum Lot Frontage	300 ft	100.07 ft (V) (RT 206)	60 ft	111.86 ft (V) (LAW.AVE)	75 ft (V)	
Minimum Lot Width	300 ft	100.07 ft (V) (RT 206)	--	111.86 ft (V) (LAW.AVE)	75 ft (V)	
Minimum Lot Depth	600 ft	100 ft (V)	--	100 ft (V)	100 ft (V)	
Minimum Side Yard	100 ft	--	10 ft	14.3 ft (V)	12.0 ft (V)	
Minimum Front Yard	100 ft	--	30 ft	32.0 ft (V)	32.0 ft (V)	
Minimum Rear Yard	100 ft	--	35 ft	35.5 ft (V)	35.5 ft (V)	
Maximum Impervious Surface Ratio	0.60	0%	0.60	0.211	0.287	
Maximum Floor Area Ratio	.20	0%	--	.20	0.272 (V)	
Maximum Building Height	50 ft	--	35 ft	31 ft	31 ft	
Maximum square footage of living area (SFLA)	--	--	2.0 times the average SFLA of the Neighborhood context	LOT A AND B 2997 SF (Per Law.Twp)	WILL COMPLY	WILL COMPLY
Maximum ratio of SFLA to lot area	--	--	2.0 times the average ratio of SFLA to lot area for the Neighborhood context	LOT A 3552 SF (Per Law.Twp) LOT B 2451 SF (Per Law.Twp)	WILL COMPLY	WILL COMPLY
Min.useable yard area	--	--	20% of each yard			
Neighborhood context distance	--	--	400 ft			
DESCRIPTIONS ACCESSORY BUILDING						
Setbacks	75 ft	--	5 ft			
Maximum Height	30 ft	--	15 ft			

NOTE: PROPOSED LOT YARD DATA AND IMPERVIOUS SURFACE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.

As noted in the zoning table, the proposed lots are consistent with the requirements of the abutting R-4 Zoning District.

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).